

**Grantee: Mesa, AZ**

**Grant: B-08-MN-04-0504**

**October 1, 2009 thru December 31, 2009 Performance Report**

**Grant Number:**

B-08-MN-04-0504

**Obligation Date:****Grantee Name:**

Mesa, AZ

**Award Date:****Grant Amount:**

\$9,659,665.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

No QPR Contact Found

## Disasters:

**Declaration Number**

NSP

## Plan Description:

For the purpose of the Neighborhood Stabilization Program (NSP), the City of Mesa has identified the following census tracts and block groups as defining its area of greatest need. Those include: 422106 422105 420501 421901 421801 421201 422503 422104 422107 422002 422103 422102 422203 420901 420902 421101 421102 420800 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301. Mesa will limit the distribution and use of NSP funds to those census tracts and block groups shown above that have been identified as the areas of greatest need within the City of Mesa. In accordance with Section 2301(c)(2) of HERA, those areas have been targeted because they have the highest percentage of foreclosures, the highest percentage of homes financed by a subprime related loan, and are likely to face a significant rise in the rate of home foreclosures. Mesa will engage in the following activities within the above outlined census tracts, focusing in the 85204 zip code, as part of its NSP activities: Acquire and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent, or redevelop such homes and properties; Demolition of blighted structures Redevelop demolished or vacant properties Down payment assistance and Housing Counseling At least 25% of funds will be used for housing individuals and families whose incomes do not exceed 50% of area median income. To accomplish the projects as stated above, the City of Mesa will partner with community organizations. Potential community partners will be: Save the Family; Transitional Living Communities (TLC); A & A Cottages; Sustainable Home Ownership (SHO) Coalition; Marc Center; Community Bridges; and PTE Real Estate Group.

## Recovery Needs:

In order to stabilize the neighborhoods and reduce blight, residential properties that have been foreclosed upon will need to be acquired, rehabilitated to a habitable condition and sold to individuals and families with a commitment to the neighborhood in which they live. These individuals and families will need affordable and sustainable homes, HUD certified housing counseling and education, and financial down payment assistance in order to accomplish the goal of homeownership that promotes a sense of neighborhood.

The City of Mesa expects to demolish or convert 62 low and moderate income dwelling units as a result of NSP assisted activities.

The City of Mesa expects to acquisition/rehab approximately 47 housing units for low, moderate and middle income individuals and households, and acquisition/demolition 15 housing structures as a result of NSP assisted activities.

Commencement of the acquisition/rehab activity will commence upon notification from HUD of availability of NSP funds. However, the identification of potential properties has already begun. It is expected that all properties will be acquired and the rehabilitation will be in progress by June 30, 2010.

The City of Mesa expects to make available a minimum of 20 units for households whose income does not exceed 50 percent of area median income.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$9,659,665.00
Total CDBG Program Funds Budgeted	N/A	\$9,659,665.00
Program Funds Drawdown	\$0.00	\$77,569.69
Obligated CDBG DR Funds	\$0.00	\$77,569.69
Expended CDBG DR Funds	\$1,667,835.61	\$2,503,011.45
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,448,949.75	\$0.00
Limit on Admin/Planning	\$965,966.50	\$148,955.37
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

## Overall Progress Narrative:

The acquisition and rehabilitation of properties for homeownership and rental continue. Housing Our Communities has started the acquisition process for single-family homes. The City has identify one property for demolition and reconstruction. The City anticipates that as many as 16 of the properties will be completed with the rehabilitation process and ready for sale or rent at the beginning of April. Housing Our Communities continues to counsel and determine applicants readiness to purchase a home.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
ADMIN, Administration	\$0.00	\$861,665.00	\$66,164.64
ARH, Acquisition/Rehabilitation - Home Ownership	\$0.00	\$5,198,000.00	\$8,895.94
ARR, Acquisition/Rehabilitation - Rental	\$0.00	\$2,600,000.00	\$2,509.11

## Activities

<b>Grantee Activity Number:</b>	<b>B-08-MN-04-0504 -001</b>
<b>Activity Title:</b>	<b>Aquisition Rehabilitation - Rental</b>

**Activitiy Category:**

Acquisition - general

**Activity Status:**

Planned

**Project Number:**

ARR

**Project Title:**

Acquisition/Rehabilitation - Rental

**Projected Start Date:**

06/01/2009

**Projected End Date:**

07/30/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Mesa

Overall	Oct 1 thru Dec 31, 2009	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,800,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,800,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$2,509.11
<b>Obligated CDBG DR Funds</b>	\$0.00	\$2,509.11
<b>Expended CDBG DR Funds</b>	\$421,297.85	\$567,256.53
City of Mesa	\$421,297.85	\$567,256.53
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

### Activity Description:

The Acquisition Rehab rental activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracts. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire, inspect for rehabilitation, and lease the properties in coordination with the City of Mesa Housing Authority. It is anticipated that some of the rental properties will be an opportunity for home ownership for those renting. Because not all families will qualify for homeownership, this activity will be cause for a high rate of neighborhood stabilization for long term tenants. The acquisition/rehabilitation/rental activity will benefit income-qualified persons to meet the low income housing requirement for those below 50% of area median income. The acquisition/rehabilitation/rental activity will serve as workforce housing for individuals and families striving to one day become homeowners. Inspections will be made monthly to identify and repair any items necessary. This activity will adhere to the affordability period as outlined in this Amendment to the Action Plan.

### Location Description:

The City of Mesa will focus on the census tracts with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

Activity Progress Narrative:

Program funds expended for the acquisition portion of the Acquisition Rehabilitation - Rental activity include purchase price, closing costs, appraisals and staff time (\$8766.62). Five (5) additional properties closed to bring the total acquired to seven (7). These seven (7) properties comprise twenty-one (21) housing units. Staff time was also expended on the acquisition of ten (10) additional properties.

Performance Measures

# of Properties	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
	0	0	3	0/0	0/0	7/9

Activity Locations

Address	City	State	Zip
2240 East Broadway Avenue	Mesa	NA	85204-
616 South Horne	Mesa	NA	85204
1705 East 7th Avenue	Mesa	NA	85204-
604 South Udall	Mesa	NA	85204-
525 South Hall	Mesa	NA	85204
519 West 9th Place	Mesa	NA	85201-
303 South Doran	Mesa	NA	85204-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** B-08-MN-04-0504 -006

**Activity Title:** Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

ADMIN

**Project Title:**

Administration

**Projected Start Date:**

10/02/2008

**Projected End Date:**

07/30/2013

**National Objective:**

N/A

**Responsible Organization:**

City of Mesa

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$861,665.00

**Total CDBG Program Funds Budgeted**

N/A

\$861,665.00

**Program Funds Drawdown**

\$0.00

\$66,164.64

**Obligated CDBG DR Funds**

\$0.00

\$66,164.64

**Expended CDBG DR Funds**

\$43,811.39

\$148,955.37

City of Mesa

\$43,811.39

\$148,955.37

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:**

General administrative and planning costs related to the NSP program.

**Location Description:**

The City of Mesa will focus on the census tracks with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

**Activity Progress Narrative:**

General administrative and planning costs related to the NSP program.

**Performance Measures**

No Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

**Other Funding Sources****Amount**

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number: B-08-MN-04-0504-002****Activity Title: Acquisition Rehabilitation - Rental****Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

ARR

**Project Title:**

Acquisition/Rehabilitation - Rental

**Projected Start Date:**

07/01/2009

**Projected End Date:**

07/30/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Mesa

**Overall****Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$800,000.00

**Total CDBG Program Funds Budgeted**

N/A

\$800,000.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$215,679.09

\$220,372.20

City of Mesa

\$215,679.09

\$220,372.20

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:**

The Acquisition Rehab rental activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracks. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire, inspect for rehabilitation, and lease the properties in coordination with the City of Mesa Housing Authority. It is anticipated that some of the rental properties will be an opportunity for home ownership for those renting. Because not all families will qualify for homeownership, this activity will be cause for a high rate of neighborhood stabilization for long term tenants. The acquisition/rehabilitation/rental activity will benefit income-qualified persons to meet the low income housing requirement for those below 50% of area median income. The acquisition/rehabilitation/rental activity will serve as workforce housing for individuals and families striving to one day become homeowners. Inspections will be made monthly to identify and repair any items necessary. This activity will adhere to the affordability period as outlined in this Amendment to the Action Plan.

**Location Description:**

The City of Mesa will focus on the census tracks with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

**Activity Progress Narrative:**

Rehab work is underway at five (5) properties. Program funds have also been expended for staff time (\$50,031.09) on the preparation of construction contracts, site visits and all additional construction related tasks for the rehabilitation portion of the Acquisition Rehabilitation - Rental activity.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	5	0/0	0/0	5/9

Activity Locations

Address	City	State	Zip
1705 East 5th Avenue	Mesa	NA	85204-
616 South Horne	Mesa	NA	85204-
604 South Udall	Mesa	NA	85204-
525 South Hall	Mesa	NA	85204
2240 Broadway Avenue	Mesa	NA	85204-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>B-08-MN-04-0504-003</b>
<b>Activity Title:</b>	<b>aquisition Rehabilitation - Home Ownership</b>

**Activity Category:**

Acquisition - general

**Project Number:**

ARH

**Projected Start Date:**

06/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Acquisition/Rehabilitation - Home Ownership

**Projected End Date:**

07/30/2013

**Responsible Organization:**

City of Mesa

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,700,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,700,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$8,895.94
<b>Obligated CDBG DR Funds</b>	\$0.00	\$8,895.94
<b>Expended CDBG DR Funds</b>	\$433,432.62	\$989,711.45
City of Mesa	\$433,432.62	\$989,711.45
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The Acquisition Rehab Home Ownership activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracks. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide down payment assistance when necessary and complete the sales transactions. This activity will benefit individuals and households up to and including one hundred twenty percent (120%) AMI.

**Location Description:**

The City of Mesa will focus on the census tracks with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

**Activity Progress Narrative:**

Program funds expended for the acquisition portion of the Acquisition Rehabilitation - Home Ownership activity include purchase price, closing costs, appraisals and staff time (\$10,551.32) expended upon the acquisition process. Seven (7) properties closed and one (1) is under contract. This brings the total number of properties to fifteen (15) acquired.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	5	0/0	0/0	15/12

**Activity Locations**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
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1659 East Inverness Avenue	Mesa	NA	85204-
1230 East 9th Avenue	Mesa	NA	85204-
634 East 9th Avenue	Mesa	NA	85204-
548 South Nevada Way	Mesa	NA	85204-
1434 East Jarvis Avenue	Mesa	NA	85204-
1216 East 7th Avenue	Mesa	NA	85204-
714 East 8th Avenue	Mesa	NA	85204-
1055 East 7th Avenue	Mesa	NA	85204-
735 East Millett Avenue	Mesa	NA	85204-
614 East 7th Drive	Mesa	NA	85204-
2958 East Emelita Avenue	Mesa	NA	85204-
2865 East Isabella Avenue	Mesa	NA	85204-
2414 East Jerome Avenue	Mesa	NA	85204-
515 South Hobson	Mesa	NA	85204-
1354 East 3rd Avenue	Mesa	NA	85204-
1061 East Vine Avenue	Mesa	NA	85204-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>B-08-MN-04-0504-004</b>
<b>Activity Title:</b>	<b>Acquisition Rehabilitation - Home Ownership</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

ARH

**Project Title:**

Acquisition/Rehabilitation - Home Ownership

**Projected Start Date:**

07/01/2009

**Projected End Date:**

07/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Mesa

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$700,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$700,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$551,545.68	\$573,486.90
City of Mesa	\$551,545.68	\$573,486.90
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The Acquisition Rehab Home Ownership activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracts. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide down payment assistance when necessary and complete the sales transactions. This activity will benefit individuals and households up to and including one hundred twenty percent (120%) AMI.

**Location Description:**

The City of Mesa will focus on the census tracts with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

**Activity Progress Narrative:**

Rehab work is underway at eleven (11) properties. Program funds have also been expended for staff time (\$34,166.23) on the preparation of construction contracts, site inspections to monitor construction, and all additional construction related tasks for the rehabilitation portion of the Acquisition Rehabilitation - Home Ownership activity.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	8	0/0	0/0	11/12

**Activity Locations**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
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1216 East 7th Avenue	Mesa	NA	85204-
1434 East Jarvis Avenue	Mesa	NA	85204-
1230 East 9th Avenue	Mesa	NA	85204-
2865 East Isabella Avenue	Mesa	NA	85204-
1061 East Vine Avenue	Mesa	NA	85204-
614 East 7th Drive	Mesa	NA	85204-
1659 East Inverness Avenue	Mesa	NA	85204-
714 East 8th Avenue	Mesa	NA	85204-
2414 East Jerome Avenue	Mesa	NA	85204-
2958 East Emelita Avenue	Mesa	NA	85204-
1354 East 3rd Avenue	Mesa	NA	85204-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>B-08-MN-04-0504-005</b>
<b>Activity Title:</b>	<b>Acquisition Demolition</b>

**Activity Category:**

Clearance and Demolition

**Activity Status:**

Planned

**Project Number:**

DEMO

**Project Title:**

Acquisition Demolition

**Projected Start Date:**

07/01/2009

**Projected End Date:**

07/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Mesa

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$250,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$250,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$588.68	\$1,748.70
City of Mesa	\$588.68	\$1,748.70
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The Acquisition Demolition activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracts. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire, inspect for rehabilitation, and determine if it is cost effective to rehabilitate the property. If the cost to rehab the property is excessive the decision will be made to demolish the property. At such time the City of Mesa planning department will determine if another home will be constructed or if it is in the best interest of the neighborhood to look for alternative uses for the property.

**Location Description:**

The City of Mesa will focus on the census tracts with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

**Activity Progress Narrative:**

Staff has identified a fire damaged vacant property which will be demolished and reconstructed for the current property owner. Clearance and demolition work will commence once the single- family homeowner has completed the counseling process. Funds have been expended for staff time only (\$588.68).

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	0	0/0	0/0	0/15

**Activity Locations**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>B-08-MN-04-0504-007</b>
<b>Activity Title:</b>	<b>Acquisition Demolition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

DEMO

**Projected Start Date:**

06/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Acquisition Demolition

**Projected End Date:**

07/30/2013

**Responsible Organization:**

City of Mesa

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$750,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$750,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$250.00	\$250.00
City of Mesa	\$250.00	\$250.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The Acquisition Demolition activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracts. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire, inspect for rehabilitation, and determine if it is cost effective to rehabilitate the property. If the cost to rehab the property is excessive the decision will be made to demolish the property. At such time the City of Mesa planning department will determine if another home will be constructed or if it is in the best interest of the neighborhood to look for alternative uses for the property.

**Location Description:**

The City of Mesa will focus on the census tracts with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

**Activity Progress Narrative:**

Properties are currently being identified for the Acquisition Demolition Reconstruction activity. A total of five (5) single-family homes will be acquired for demolition with the intention of reconstructing a new single-family home on each property. One (1) appraisal was conducted on a candidate property on which the offer was rejected.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
# of Properties	0	0	0	0/0	0/0	0/15

**Activity Locations**

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>B-08-MN-04-0504-008</b>
<b>Activity Title:</b>	<b>Down Payment Assistance</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

ARH

**Projected Start Date:**

08/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Acquisition/Rehabilitation - Home Ownership

**Projected End Date:**

07/30/2013

**Responsible Organization:**

Housing Our Communities

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Housing Our Communities	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The Acquisition Rehab Home Ownership activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracts. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide down payment assistance when necessary and complete the sales transactions. This activity will benefit individuals and households up to and including one hundred twenty percent (120%) AMI. Housing Our Communities, a local non-profit, will be the subrecipient that will be administering the down payment assistance.

**Location Description:**

The City of Mesa will focus on the census tracts with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

**Activity Progress Narrative:**

A subrecipient agreement was fully executed on August 6th, 2009 with Housing Our Communities, Inc., an Arizona not for profit corporation, to administer the forgivable down payment loan assistance (up to 15% of the purchase price, but no more than \$15,000) to qualified households participating in the NSP program. No down payment loan assistance has yet been provided to participants in the program.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Households benefitting</b>	0	0	0	0/0	0/0	0/12

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>B-08-MN-04-0504-009</b>
<b>Activity Title:</b>	<b>Home Buyer Counseling</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

ARH

**Projected Start Date:**

06/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Acquisition/Rehabilitation - Home Ownership

**Projected End Date:**

07/30/2013

**Responsible Organization:**

Housing Our Communities

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$98,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$98,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Housing Our Communities	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The Acquisition Rehab Home Ownership activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracts. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide down payment assistance when necessary and complete the sales transactions. This activity will benefit individuals and households up to and including one hundred twenty percent (120%) AMI. Housing Our Communities, a local non-profit, will be the subrecipient that will be providing the home buyer counseling.

**Location Description:**

The City of Mesa will focus on the census tracts with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

**Activity Progress Narrative:**

A subrecipient agreement was fully executed August 6th, 2009 with Housing Our Communities, Inc., an Arizona not for profit corporation, to determine household AMI eligibility through interview, explain NSP program guidelines and timelines, and to provide a minimum of eight (8) hours of HUD approved homebuyer counseling and education to qualifying applicants for the NSP program. Household eligibility determination and home-buyer counseling is continuing for the forty-eight (48) applicants we have received.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Households benefitting</b>	0	0	0	0/0	0/0	0/24

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>B-08-MN-04-0504-010</b>
<b>Activity Title:</b>	<b>Aquisition Rehab - Homeownership</b>

**Activity Category:**

Acquisition - general

**Project Number:**

ARH

**Projected Start Date:**

07/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Acquisition/Rehabilitation - Home Ownership

**Projected End Date:**

07/30/2009

**Responsible Organization:**

Housing Our Communities

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,540,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,540,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$1,230.30	\$1,230.30
Housing Our Communities	\$1,230.30	\$1,230.30
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The Acquisition Rehab Home Ownership activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracts. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide down payment assistance when necessary and complete the sales transactions. This activity will benefit individuals and households up to and including one hundred twenty percent (120%) AMI.

**Location Description:**

The City of Mesa will focus on the census tracts with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

**Activity Progress Narrative:**

The acquisition portion of the Acquisition Rehabilitation - Home Ownership activity underway. Staff time has been expended (\$1230.30) for inspections on eleven (11) properties and environmental reviews on two (2) properties.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	0	0/0	0/0	0/10

**Activity Locations**

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>B-08-MN-04-0504-011</b>
<b>Activity Title:</b>	<b>Aquisition Rehab - Homeownership</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

ARH

**Project Title:**

Acquisition/Rehabilitation - Home Ownership

**Projected Start Date:**

07/01/2009

**Projected End Date:**

07/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Housing Our Communities

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$660,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$660,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The Acquisition Rehab Home Ownership activity will focus strategically on neighborhoods with a high percentage of residential properties of foreclosed or abandoned homes within the targeted census tracts. Properties will be acquired at a minimum of five percent (5%) below appraised value. However, the total portfolio average for purchases will be no less than ten percent (10%) below appraised value. The City of Mesa will acquire the properties, do necessary rehabilitation and then market the properties for resale through various media including the realtor industry. The activity will partner with counseling agencies to provide down payment assistance when necessary and complete the sales transactions. This activity will benefit individuals and households up to and including one hundred twenty percent (120%) AMI.

**Location Description:**

The City of Mesa will focus on the census tracts with the highest need. Those include: 420501 421901 421801 421201 422503 420901 420902 421101 421102 422604 421202 421301 421302 422616 422502 421400 421501 421601 421502 422501 422001 421602 421700 422611 422302 422605 421802 421902 422609 422301 420800 422002 422102 422103 422203 422107 422104 422105 422106

**Activity Progress Narrative:**

A subrecipient agreement was fully executed on August 6th, 2009 with Housing Our Communities, Inc., an Arizona not for profit corporation, to purchase ten (10) to fifteen (15) foreclosed single-family homes for rehabilitation prior to sale to families or individuals with income levels of equal to or less than 120% of HUD Area Median Income (AMI). Housing opportunities will primarily serve households with incomes from 51-120% of AMI, while not precluding the inclusion of housing opportunities for households with incomes below 50% of AMI. Housing Our Communities, Inc. (HOC) will partner with the City of Mesa Housing and Revitalization Division to conduct rehabilitation contracts through a competitive bid process with licensed, bonded, insured, and experienced contractors to provide rehabilitation work on these acquired foreclosed properties. The City of Mesa will accept and award contracts for the rehabilitation of all homes purchased with NSP funds by Housing Our Communities, Inc.. HOC will also partner with the City of Mesa Housing Rehab Specialists to conduct pre and post rehabilitation inspections on the acquired foreclosed properties. Rehab is not currently underway.

**Performance Measures**

<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>

# of Properties	0	0	0	0/0	0/0	0/10
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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